

TESTIMONY IN SUPPORT

GENERAL ASSEMBLY BILL No. 6662 - AN ACT CONCERNING THE RECOUPMENT OF MONEYS OWED TO A UNIT OWNERS' ASSOCIATION DUE TO NONPAYMENT OF ASSESSMENTS

MARCH 25, 2013

I am Richard Mellin, Mellin & Associates LLC, a property management firm based in the Danbury area. My partner and I manage large condominiums with a total of more than one thousand residents. We have been managing community association properties for over 25 years.

Mellin & Associates LLC is registered with the Department of Consumer Protection as a Community Association Manager holding Registration # CAM.0000082.

Mellin & Associates LLC is a proud member of the Connecticut Chapter of Community Associations Institute. I serve on the organization's Legislative Action Committee and Chair the organization's Manager's Council which is comprised of fellow community association managers in CT.

I wish to express my support of **Bill No. 6662**, but wish to see additional language included to address other deficiencies in the current statute.

(1) I would like to see an increase in the Priority Lien from 6 months to 12 months. The Associations we manage are unable to collect fees as a result of extended foreclosure efforts. Rarely if ever do foreclosure efforts get resolved within the 6 months. This results in all the remaining unit owners having to make up the difference through increased fees or loss of services. This is not "fair, balance or equitable".

(2) Legislature must make it clear that the priority lien is meant to protect associations and their unit owners. Banks that delay finalizing a foreclosure effort end up forcing unit owners to subsidize the banks asset because the association maintains the common elements related to their unit. Further, some banks are now not paying common charges permanently after paying the priority lien. This is not fair or balanced to the other unit owners.

If you have any questions, please do not hesitate to contact me. Thank you.

Respectfully Submitted,

Richard E. Mellin
Mellin & Associates LLC
P. O. Box 1115
Redding, CT 06875
203-938-3172
Rich@Mellin.us